



Price: \$269,900	MLS® #: 14601194
Status: Active	Sale Type:
Property For: Sale	Waterfront: No
Address: 257 BATH RD # 1101	
City: KINGSTON, FRONTENAC, K7M 7T3	
Legal Descr.: UNIT 50, LEVEL A, FCC PLAN NO. 21. PIN #367210123	
District: 25 - West Sir John A Blvd	Age (Yrs): 25
Zoning:	Approx SqFt: 1249
Taxes: 3144	Lot Size: N/A
Tax Year: 2013	Acreage:
	Side of Road: North
Possession: T.B.A.	

Public Remarks Champlain Towers, 2 Bedroom, 2 Bath Carpet free Condo with large rooms in secure, well cared for building in prime City location close to shopping & bus. Layout includes Parquet Floors throughout, Open Concept Living & Dining Rooms, Eat in kitchen, 4 piece bathroom, In-unit storage and 2 Bedrooms including the Master Suite with his and hers closets and a 4 piece en-suite bathroom. Building amenities include Laundry each floor, Indoor & Outdoor Pools, Party Room, Card Room, Games & Exercise Rm., Billiards Rm, 1 underground parking space. Unit 1101 faces east, with incredible City views. All furnishings and appliances included!

Directions Sir John A MacDonald to Elmwood.

Bedrooms: 2+0	Exterior:	Fireplace Type: None
Bathrooms: Full:2 Half:0	Roof:	# of Fireplaces:
Amperage:	Foundation:	Exterior Features: Wheelchair Access, Balcony, Hot Tub / Spa
Access: Municipal Road	Basement: None	Services Avail: Bus Service, Cable TV, High Speed Internet
Type: Condo	Bsmnt Features: Not Applicable	Pool: Above Ground, Inground, Indoor
Style: 1 Storey, Apartment	Heating: Baseboard	Flooring: Ceramic, Hardwood, Lino / Vinyl
Property Size:	Fuel - Heating: Electric	Site Features: Level, View
Building Age: 11-25	Water Supply: Municipal	Doc's Available:
Construction:	Sewer Type: Municipal	
Garage: Attached	Rentals: None	
Garage Features: Single	Hot Water Heating: Electric	
Driveway/Parking: Single Wide, Parking Space, Underground, Visitor	Indoor Features: Built-In Dishwasher, Carpet Free, Ensuite	
# Parking Spaces: 1	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager: DOREEN MONRO	Condo Fees Incl.: Exterior Maintenance, Parking, Snow Removal, Water/Sewer, Yard Maintenance	Storage: In-Unit
Phone: 613-542-6114	Common Elements: Balcony, Elevators, Exercise Room, Laundry, Library, Party Room, Pool - Indoor, Pool - Outdoor, Sauna	WaterView: NO
Condo Fees: 416.47		Pets:

Chattels Included All furnishings and appliances.

Fixtures Excluded None.

Floor	Room	Size	Floor	Room	Size
MLEVL	FOYER	7'2 X 7'3	MLEVL	EBTH4	
MLEVL	KITCH	8'2 X 13'5	MLEVL	BEDRM	11'1 X 15'9
MLEVL	LIVIN	12'8 X 19'5	MLEVL	BATH4	
MLEVL	DINRM	9'3 X 12'9	MLEVL	STORE	5'9 X 8'8
MLEVL	MBED	13'1 X 15'2			

Listing Office: **RE/MAX REALTY CONCEPTS CORP., BROKERAGE - K160**



Compliments of: **RICHARD POTTER, Sales Person: 613-545-5311**

E-mail: rpotter@kingstonhouses.com

Website: <http://www.kingstonhouses.com>

Company Name: **RE/MAX REALTY CONCEPTS CORP., BROKERAGE - K160, INDEPENDENTLY OWNED AND OPERATED: 613-389-7777**



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